140.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,600 / 834,600
					USE VALUE:	834,600 / 834,600
					ASSESSED:	834,600 / 834,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN LINDA N/ TRUSTEE
Owner 2:	LINDA N SULLIVAN TRUST
Owner 3:	
Street 1:	56 MT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN LINDA N -
Owner 2:	-
Street 1:	56 MT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Asbestos Exterior and 1854 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8800.000	282,700	4,700	547,200	834,600
Total Card	0.202	282,700	4,700	547,200	834,600
Total Parcel	0.202	282,700	4,700	547,200	834,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.16 | /Parcel: 450.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89718
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,100	4700	8,800.	547,200	835,000	835,000	Year End Roll	12/18/2019
2019	101	FV	225,900	4700	8,800.	513,000	743,600	743,600	Year End Roll	1/3/2019
2018	101	FV	225,900	4700	8,800.	424,100	654,700	654,700	Year End Roll	12/20/2017
2017	101	FV	225,900	4700	8,800.	389,900	620,500	620,500	Year End Roll	1/3/2017
2016	101	FV	225,900	4700	8,800.	355,700	586,300	586,300	Year End	1/4/2016
2015	101	FV	213,600	4700	8,800.	348,800	567,100	567,100	Year End Roll	12/11/2014
2014	101	FV	213,600	4700	8,800.	324,200	542,500	542,500	Year End Roll	12/16/2013
2013	101	FV	211,000	4700	8,800.	308,500	524,200	524,200		12/13/2012

!10794!

PRINT

Date	Time
12/11/20	01:03:54

LAST REV

Date	Time
05/28/20	11:53:19

mmcmakin

USER DEFINED

Prior Id # 1:	89718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10794

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN LINDA	74670-543	1	5/14/2020	Convenience	99	No	No		
	16298-84		7/1/1985		178,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2016	406	Wood Dec	15,000					rebuild deck
10/16/2013	1539	Manual	3,280	C				
8/22/2012	1052	Redo Bat	14,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	BS	Barbara S
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	345	PATRIOT
12/27/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8800		Sq. Ft.	Site		0	80.	0.78	9									547,198						547,200	

Total AC/HA:	0.20202	Total SF/SM:	8800	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	547,198	Spl Credit		Total:	547,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28713584
Const Adj.:	0.94379175
Adj $ / SQ:	157.922
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409689
Depreciation:	127004
Depreciated Total:	282686

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

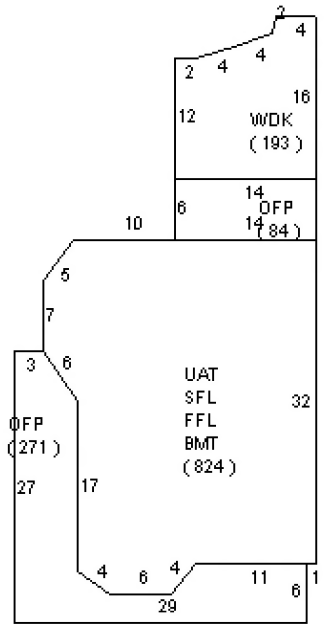
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.92
Special Features:	0	Val/Su Net:	87.63
Final Total:	282700	Val/Su SzAd	171.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	824	47.380	39,038
FFL	First Floor	824	157.920	130,128
SFL	Second Floor	824	157.920	130,128
OFP	Open Porch	355	19.960	7,086
UAT	Upper Attic	206	110.550	22,772
WDK	Deck	193	10.550	2,037

Net Sketched Area:	3,226			Total:	331,189
Size Ad	1648	Gross Are	3844	FinArea	1854

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700